



# CONTRA COSTA COUNTY

## AGENDA - PUBLISHED

### Alamo Municipal Advisory Council

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Tuesday, June 2, 2026

6:00 PM

Alamo Women's Club - 1401 Danville  
Blvd., Alamo

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**Chair Michaela Straznicka, Vice Chair Sharon Burke, Anne Struthers, Jenna Mesic, Robert Brannan, Michelle Parkinson, Michael Sene, Peter Waldron (Alternate)**

*Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee*

1. Call to Order - Pledge of Allegiance - Roll Call
2. Board of Supervisors District II Staff Update
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
4. Presentations [26-2292](#)
5. CDLP26-02017 - 100 Summit Ranch Road, Alamo [26-2293](#)  
**Attachments:** [CDLP26-02017 Agency Comment Request Pkt](#)
6. CDVR25-01033 - 0 Camille Avenue [26-2294](#)  
**Attachments:** [CDVR25-01033 Agency Comment](#)
7. Subcommittee Reports [26-2295](#)
8. Comments by Members of the Alamo MAC
9. Future Presentations
10. The next meeting is currently scheduled for July 7, 2026.
11. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 309 Diablo Road, Danville, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov).

For Additional Information Contact: Cameron Collins at [Cameron.Collins@bos.eccounty.us](mailto:Cameron.Collins@bos.eccounty.us).



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2292

**Agenda Date:** 6/2/2026

**Agenda #:** 4.

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Advisory Board: Alamo Municipal Advisory Council  
Subject: Animal Services Presentation

The Contra Costa County Animal Services Department is responsible for protecting the health and safety of both residents and animal populations across the region. Core mandates enforced by the department include the enforcement of state and local animal control ordinances, public safety provisions to protect communities from animal-related injuries and hazards, and active interventions to investigate and prevent animal cruelty, abuse, and neglect. Director Winkleblack officially assumed leadership of the department following an interim transition period led by Captain Jane De May Andreotti, who stepped in following the retirement of former Director Beth Ward.

Director Winkleblack brings two decades of public sector animal services and shelter management experience to Contra Costa County. His background includes a proven track record of modernizing field services by implementing the best regional practices focused on promoting owner retention of animals, supporting unsheltered populations caring for animals, and expanding low-cost spay and neuter programming to residents in need. His prior professional tenure features serving as Assistant Director for the City of Oakland Animal Services department, Shelter Manager for Santa Cruz County, and providing consulting infrastructure services for international humane organizations.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** 26-2293

**Agenda Date:** 6/2/2026

**Agenda #:** 5.

Advisory Board: Alamo Municipal Advisory Council

Subject: CDLP26-02017 - 100 Summit Ranch Road, Alamo

Presenter: Dominique Vogelpohl, Department of Conservation and Development

Information:

### I. GENERAL INFORMATION

- **Applicant:** Isabel Chavez
- **Property Owner:** Summitt Ranch Properties LLC
- **Project Location:** 100 Summit Ranch Rd, Alamo, CA 94507
- **Assessor's Parcel Number (APN):** 193-190-031
- **Zoning District:** A-2 (General Agriculture)
- **General Plan Designation:** AL:RC (Agricultural Lands / Resource Conservation)
- **Project Planner:** Dominique Vogelpohl, Community Development Division (925-655-2880)

**Project Description** The applicant requests approval of a Land Use Permit for the continued operation of an existing Verizon wireless telecommunications facility that was established under Land Use Permit CDLP15-02018. No modifications of the wireless facility are proposed.

The existing unmanned facility features:

- A 25-foot-tall faux water tank structure hosting six (6) wireless antennas, six (6) radios, and two (2) surge protectors.
- An associated ground equipment footprint contained within a 7-foot-tall CMU wall enclosure, including two (2) equipment cabinets, a standby generator, a shade structure, utility meters, and related equipment.

**Land Use / Renewal Context** The subject parcel is located within the A-2 (General Agriculture) district. The wireless telecommunications facility has been operating continuously at this site layout under the previous entitlement. Because cell sites are granted with explicit operational terms, this current application is submitted to satisfy standard compliance renewal intervals and secure ongoing land use authorization for the carrier's regional network footprint.

The facility will continue to operate as an unmanned utility installation. No structural additions, expansions of the compound footprint, or adjustments to antenna configurations are requested under this routing file. Maintenance personnel will access the equipment area via the existing non-exclusive access and utility easements linking directly to Summit Ranch Road.

**Public Notification / Agency Coordination** As part of the review process, notification regarding this application has been routed to local municipal advisory networks and emergency services.







# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Project Summary

**County File Number: CDLP26-02017**

**Submitted Date: 5/19/2026**

**Applicant:** Isabel Chavez

**Property Owner:** RANCH PROPRTIE SUMMITT

**Project Description:**

The applicant requests approval of a Land Use Permit for the continued operation of an existing Verizon wireless telecommunications facility that was established under Land Use Permit CDLP15-02018. No modifications of the wireless facility are proposed.

**Project Location: (Address: 100 SUMMIT RANCH RD, ALAMO, CA 94507 146), (APN: 193190031)**

**Additional APNs:**

**General Plan Designation(s):** AL:RC

**Flood Hazard Areas:** X

**60-dBA Noise Control:** NO

**Sphere of Influence:** NO

**Sanitary District:** CENTRAL SANITARY

**Specific Plan:** NO

**Zoning District(s):** A-2

**AP Fault Zone:** NO

**MAC/TAC:** ALAMO MAC

**Fire District:** SAN RAMON VLY FIRE

**Housing Inventory Site:** NO

POR SEC 5, 8 & 9 T1S R1W MDBM

1982- PCL "D" TRACT 5536 MB 250-8

A-1989- PCLS "A & B" TRACT 6703 MB 320-45

B-2008- POR PCL "E" TR 8905 MB 503-4 (ALAMO CREST) 3/26/07

1- POR 98PM42 12/4/81

2- POR 105PM13 3/14/83

FROM PG 90  
SUMMIT RANCH RD  
TR 7633 PCL "E"

PROJECT SITE  
CDLP26-02017

1"=800'

18

52

45

34

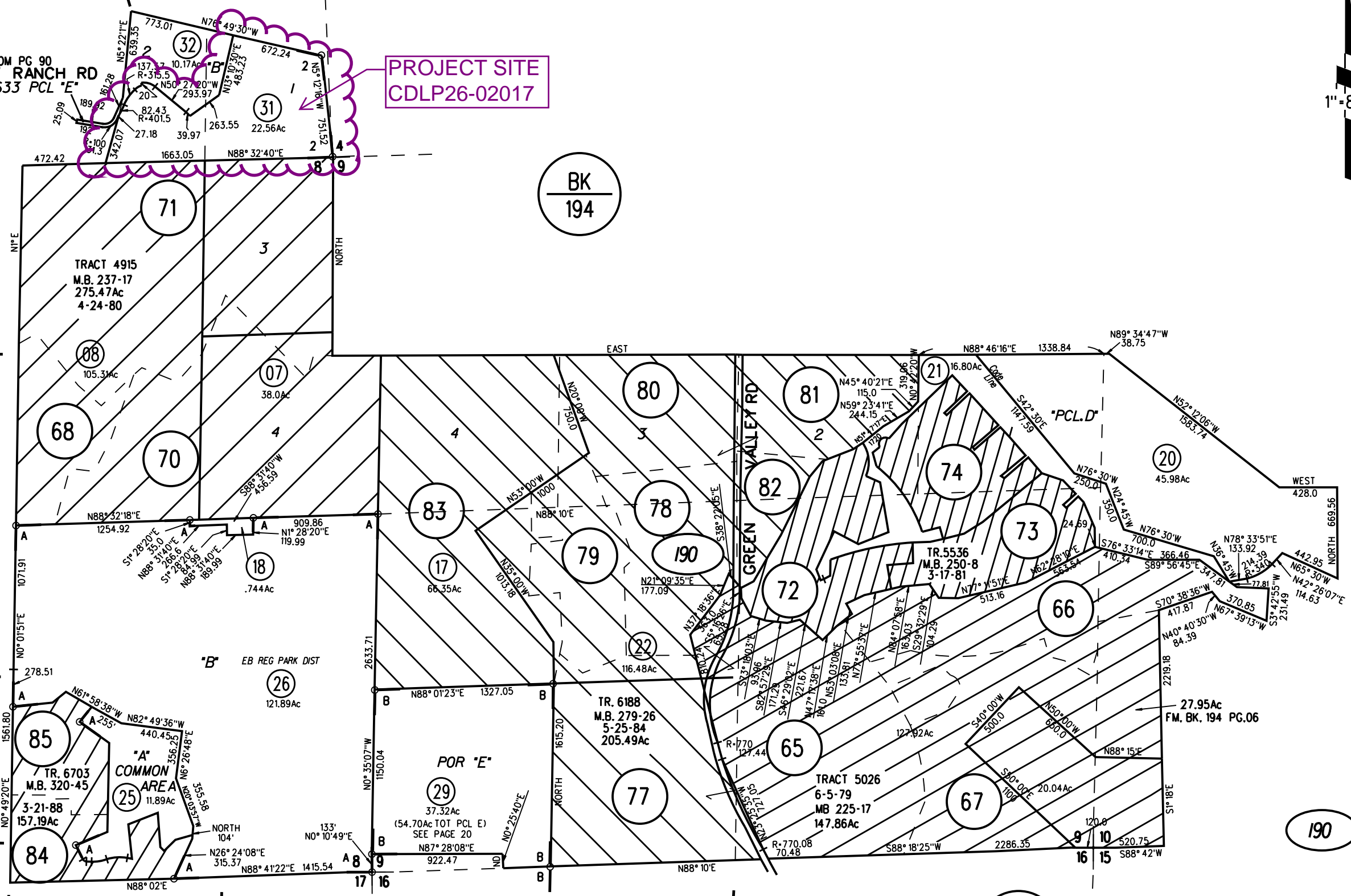
33

BK  
187

BK  
139

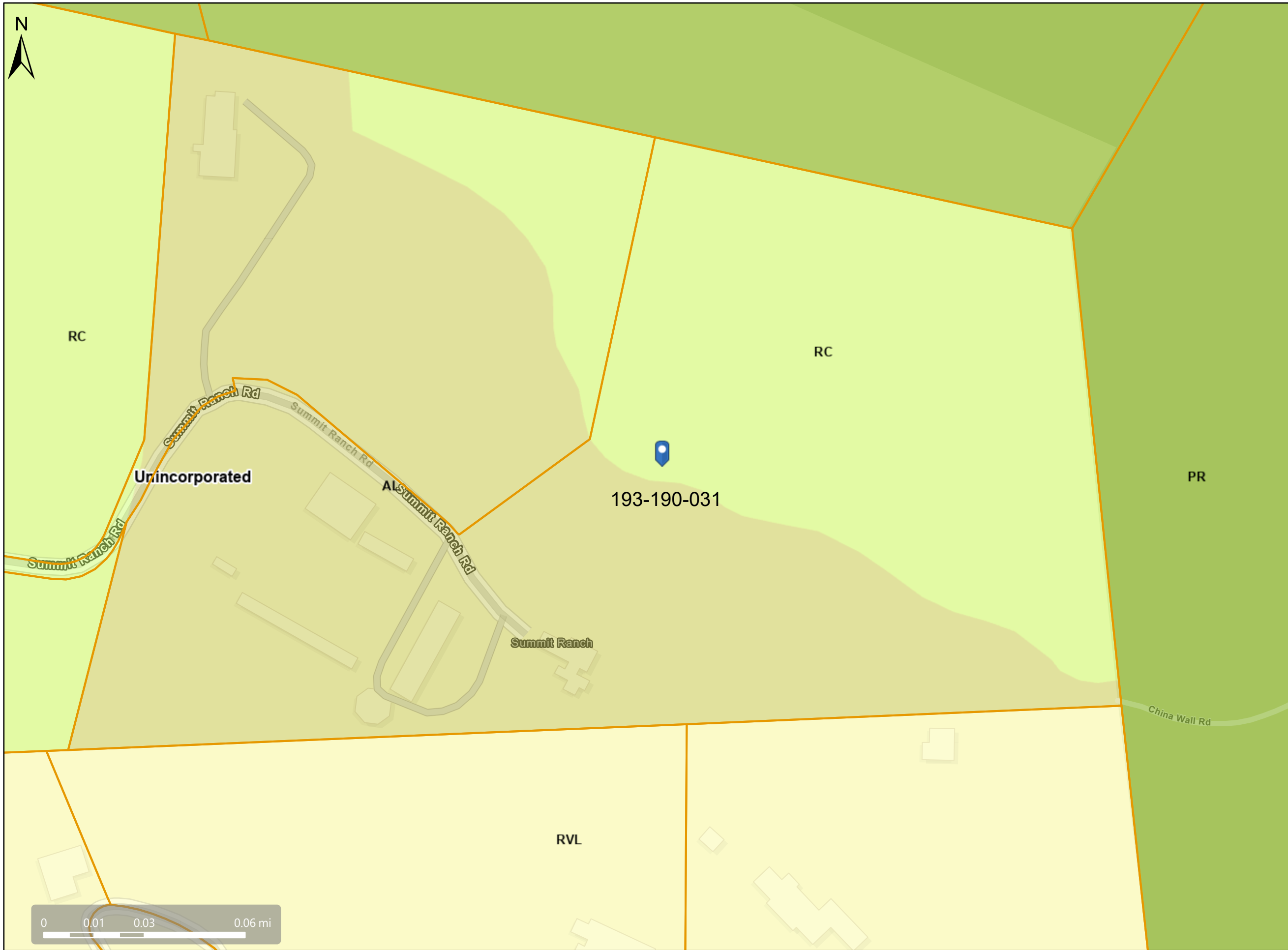
BK  
194

BK  
194



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# General Plan: AL, Agricultural Lands; RC, Resource Conservation



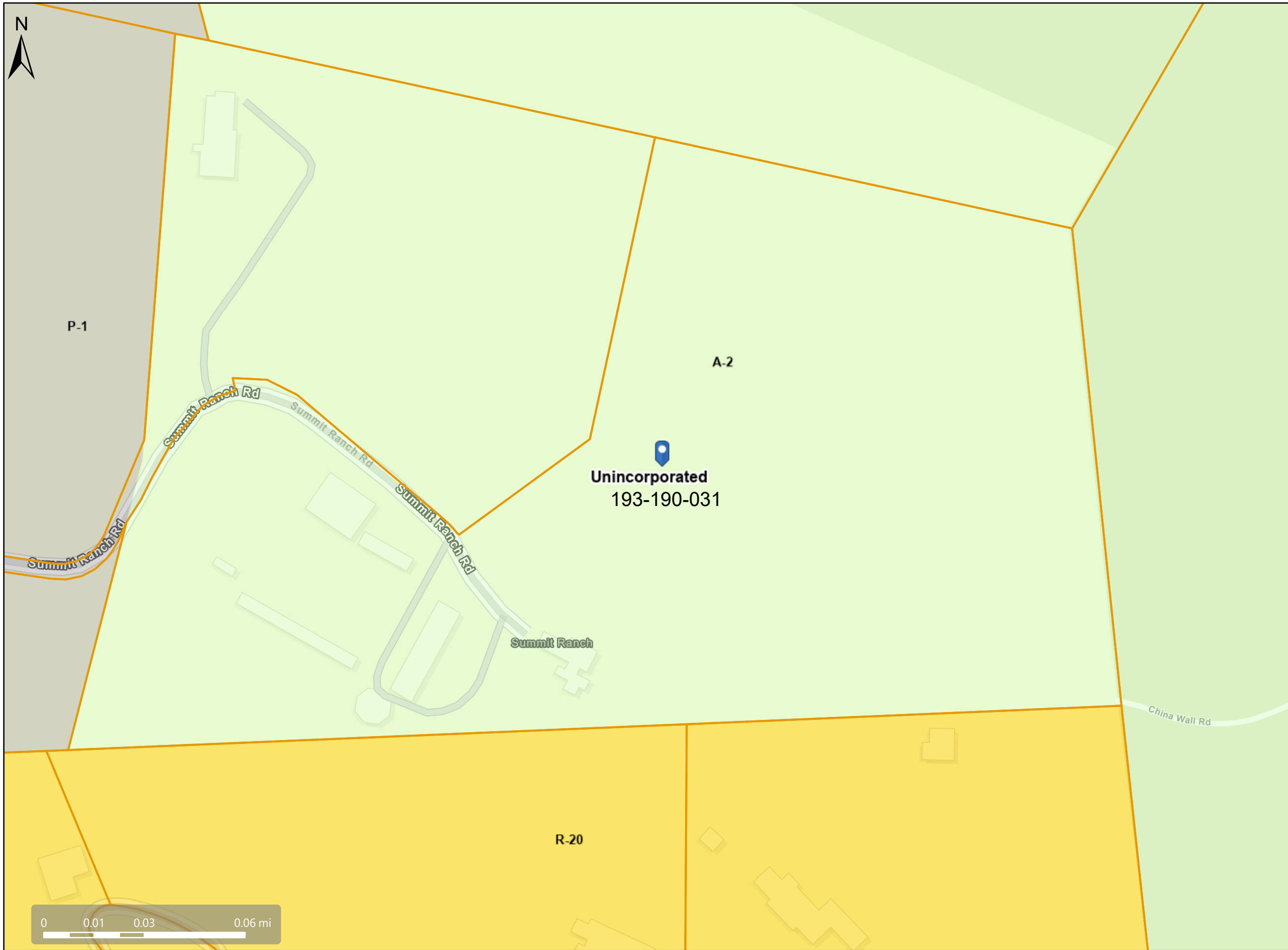
## Map Legend

- Assessment Parcels
- General Plan
  - RVL (Residential Very-Low Density) ( $\leq 1$  du/na)
  - PR (Park and Recreation)
  - RC (Resource Conservation)
  - AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
  - Unincorporated



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# Zoning: A-2



## Map Legend

- Assessment Parcels
- Zoning
- ZONE\_OVER
  - R-20 (Single Family Residential)
  - A-2 (General Agriculture)
  - P-1 (Planned Unit)
  - Unincorporated



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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

# Aerial View



## Map Legend

- Assessment Parcels
- Unincorporated
- Aerials 2019
- RGB
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

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**RECEIVED** on 05/19/2026 **CDLP26-02017**  
By Contra Costa County  
Department of Conservation and Development



# US-CA-7491

CUP RENEWAL

VERIZON

DATE WALKED – 4/9/26

# GOOGLE EARTH VIEW

- 100 SUMMIT RANCH RD.
- ALAMO, CA 94507





## STREET VIEW



# TOWER VIEW



## SURROUNDING VIEW



# LEASE AREA



# LEASE AREA

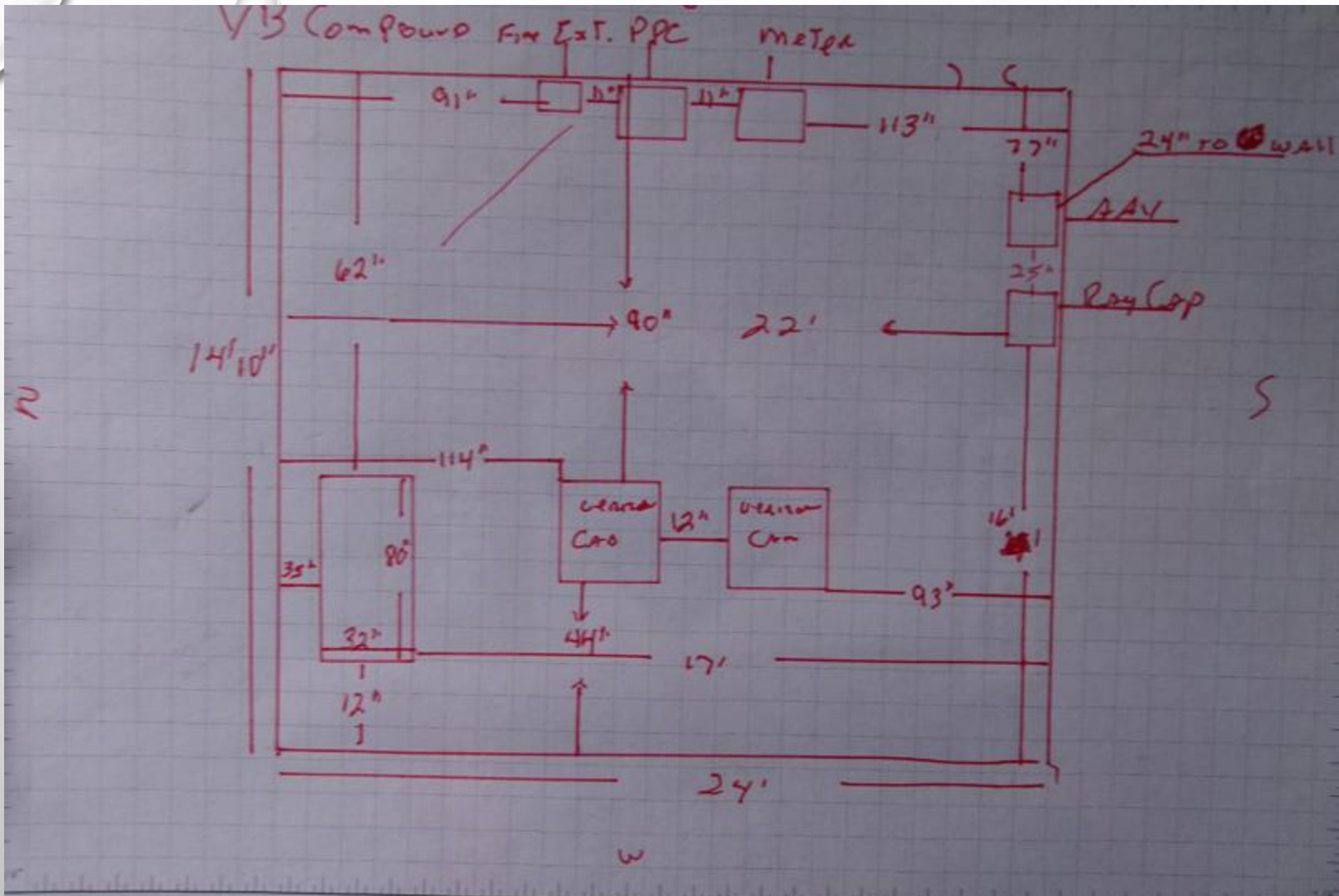
Verizon  
Summit Ranch  
100 Summit Ranch Rd  
Alamo, CA 94507



# METER VIEW



# TOWER BASE



# SITE SKETCH

 Synergy division of advantage engineers	SCALE:	<input type="checkbox"/> 1/16"=1'-0" <input type="checkbox"/> 1/8"=1'-0"	<input type="checkbox"/> 1/4"=1'-0" <input type="checkbox"/> 1/2"=1'-0"	<input type="checkbox"/> 3/4"=1'-0" <input type="checkbox"/> 1"=1'-0"	<input type="checkbox"/> 1-1/2"=1'-0" <input type="checkbox"/> 3"=1'-0"	SITE NUMBER: VIB-45-CA-7491
	SITE SKETCH					DATE: 4
ALL REF.	DWG.	JEFF DOUGLAS		DATE:		



NOTE:  
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY VERIZON WIRELESS AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.



PROJECT INFORMATION:  
 US-CA-7491  
 SUMMIT RANCH  
 100 SUMMIT RANCH ROAD  
 ALAMO, CA 94507  
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:  
 05/13/26

ISSUED FOR:  
 ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/26	100% ZD	IHB

PLANS PREPARED BY:  
**NETWORK CONNEX**  
 16029 ARROW HIGHWAY SUITE A  
 IRVINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

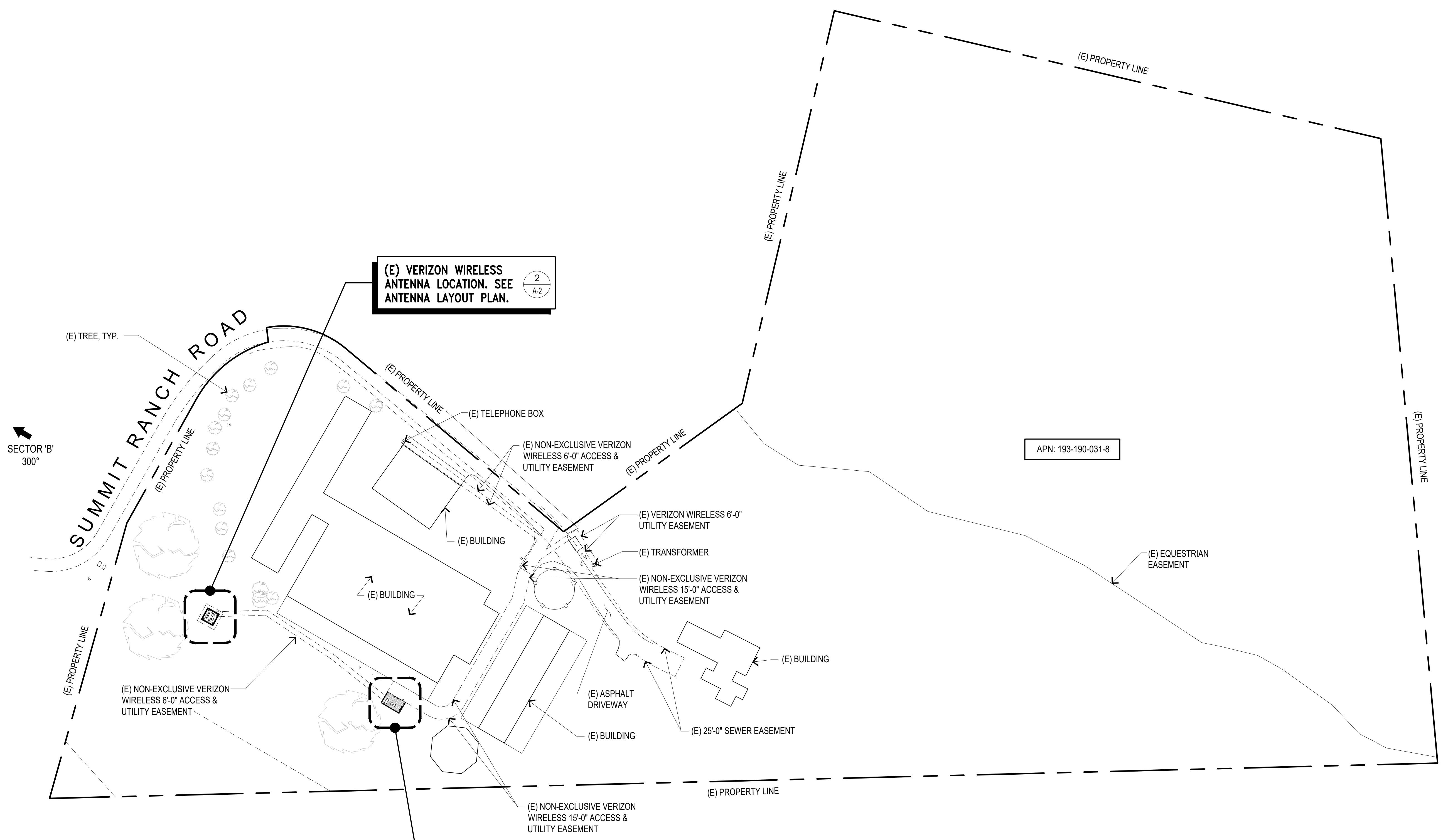
CONSULTANT:  
**NETWORK CONNEX**  
 16029 ARROW HIGHWAY SUITE A  
 IRVINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB      CHK.: AB      APV.: AB

LICENSURE:

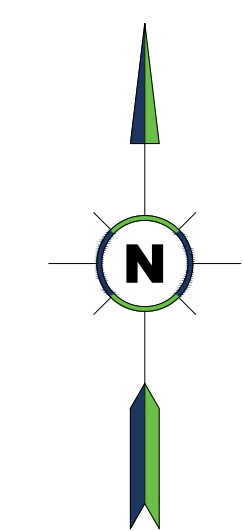
SHEET TITLE:  
 EXISTING OVERALL SITE PLAN

SHEET NUMBER: **A-1**      REVISION: **0**  
 US-CA-7491



SECTOR 'B'  
 300°

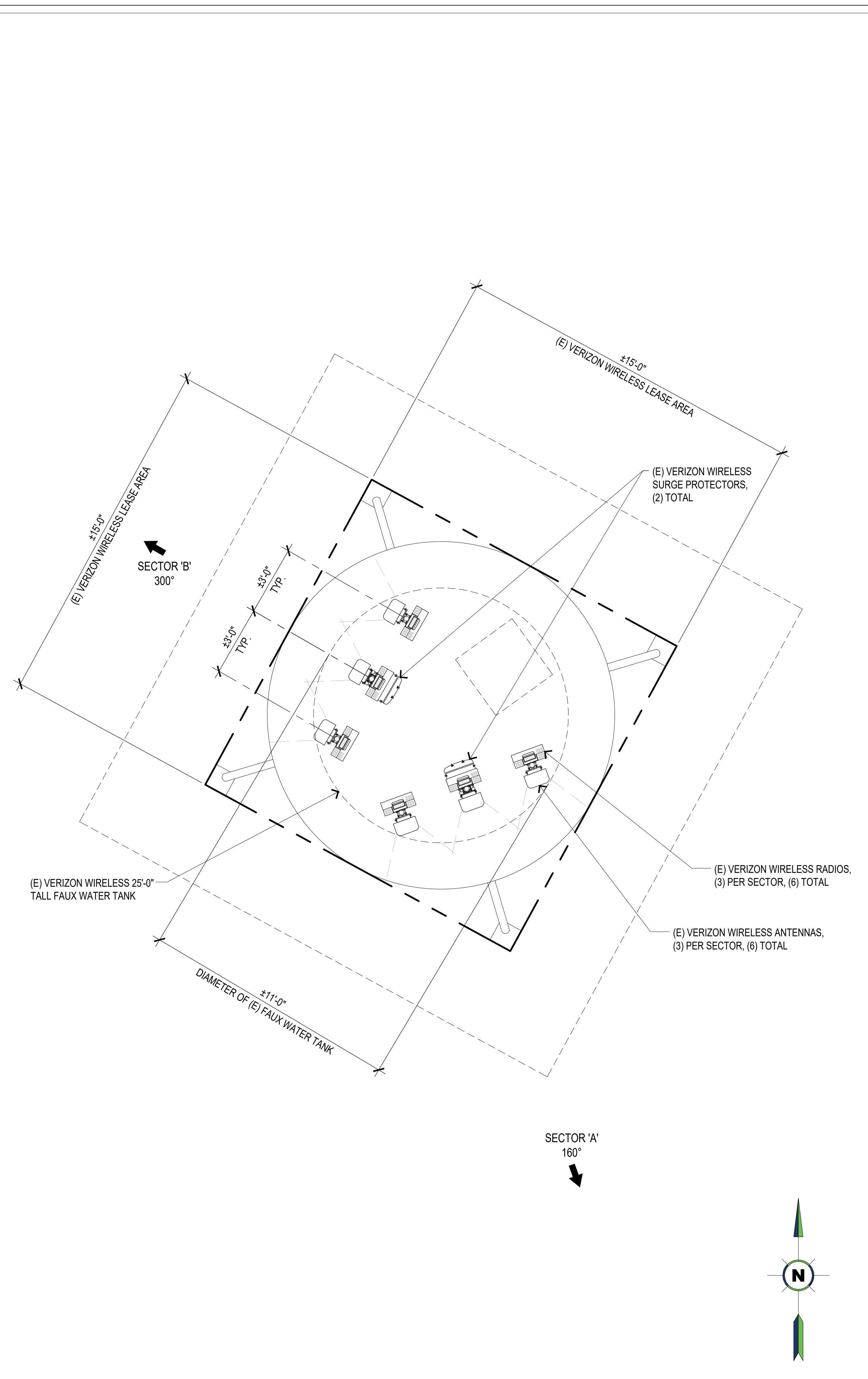
SECTOR 'A'  
 160°



EXISTING OVERALL SITE PLAN

SCALE: 1/64"=1'-0"  
 0 10' 50' 100'

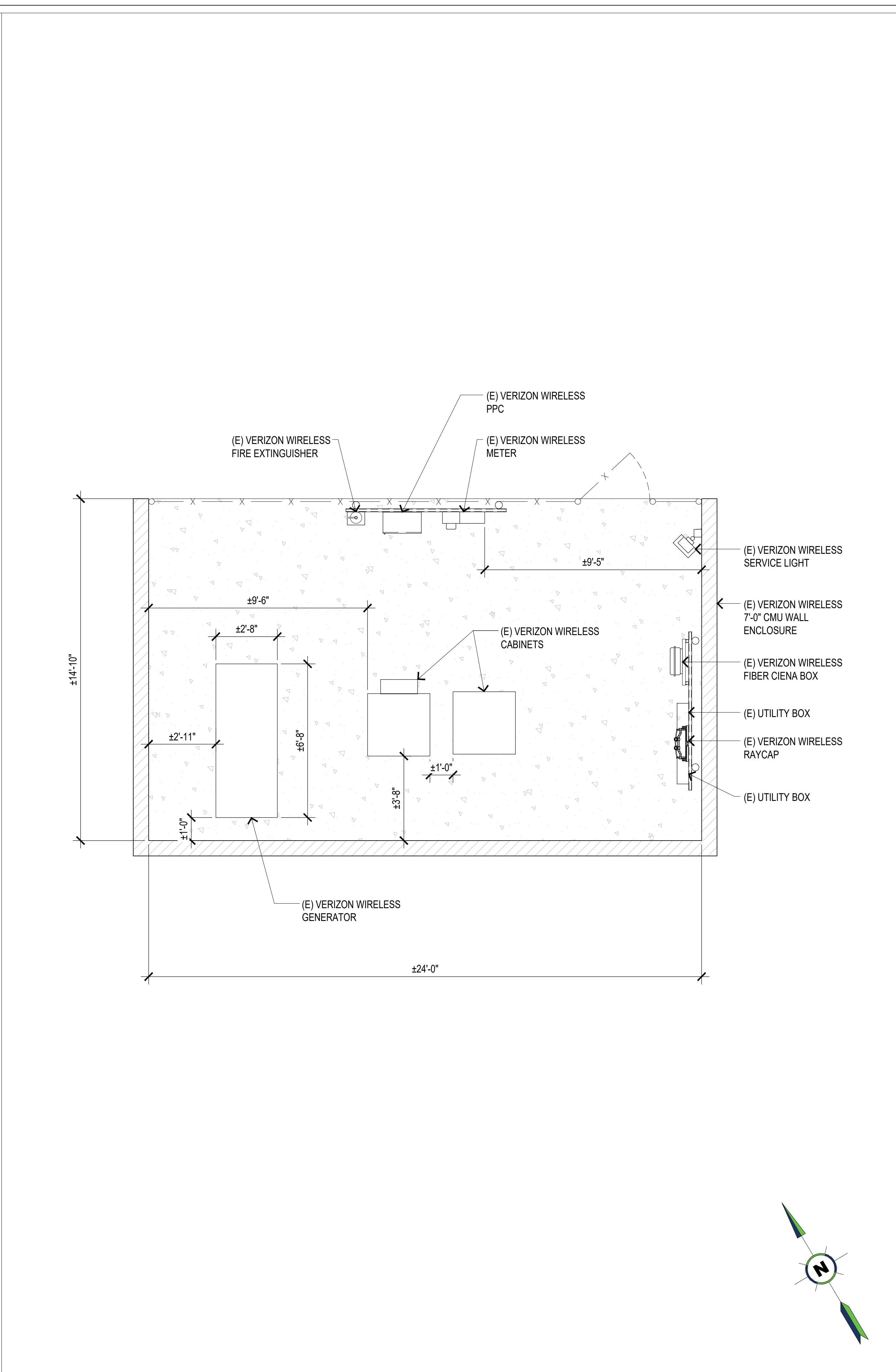
1



EXISTING ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0"  
0 1' 2' 5'

2



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0"  
0 1' 2' 5'

1

**verticalbridge**  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

PROJECT INFORMATION:  
**US-CA-7491**  
**SUMMIT RANCH**  
100 SUMMIT RANCH ROAD  
ALAMO, CA 94507  
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:  
**05/13/26**

ISSUED FOR:  
**ZONING**

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/26	100% ZD	IHB

PLANS PREPARED BY:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRVINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:  
**NETWORK CONNEX**  
16029 ARROW HIGHWAY SUITE A  
IRVINDALE, CA 91706  
OFFICE: (818) 840-0808 FAX: (818) 840-0708

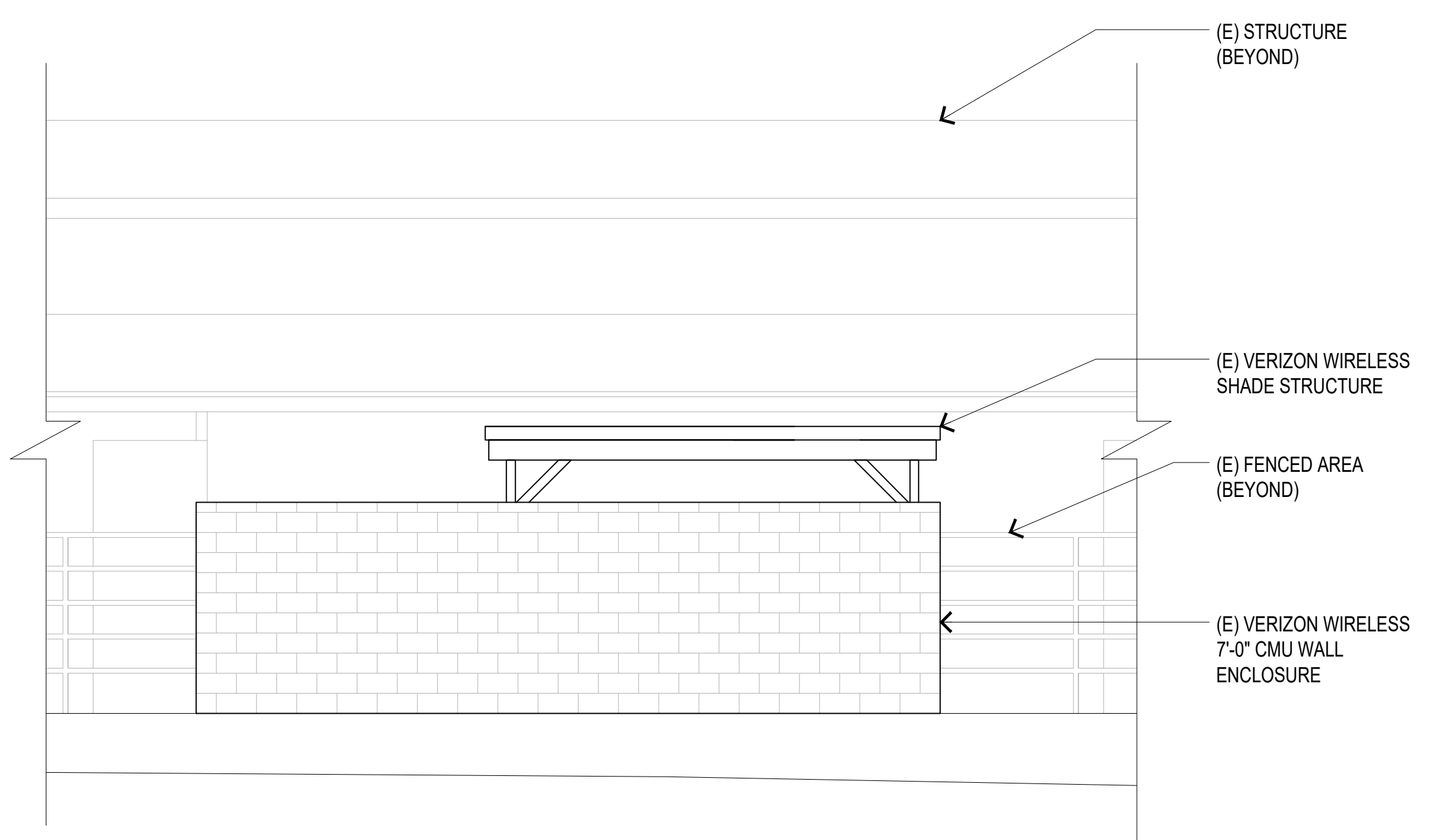
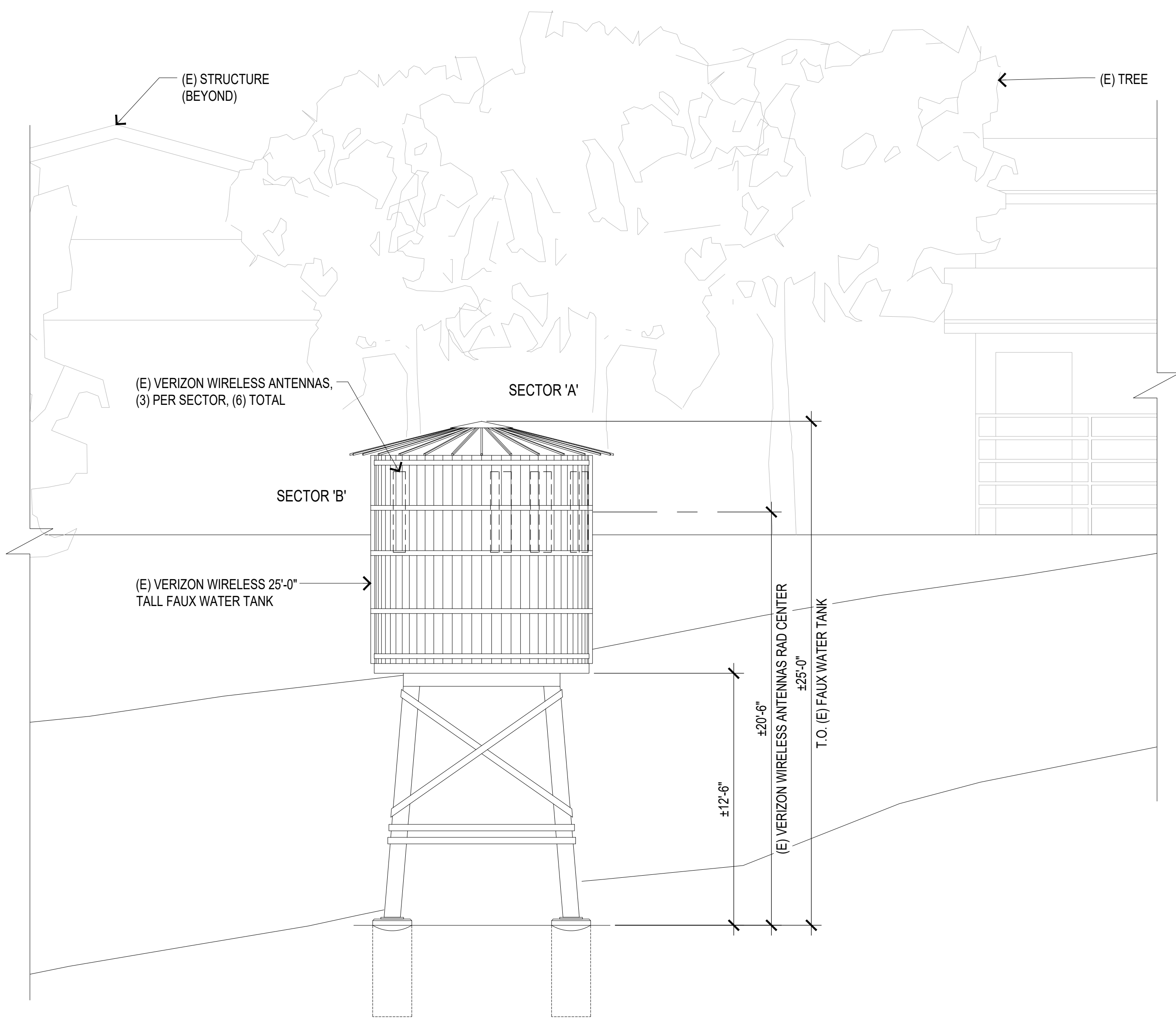
DRAWN BY:	CHK.:	APV.:
GHB	AB	AB

LICENSURE:

SHEET TITLE:  
**EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS**

SHEET NUMBER: **A-2** REVISION: **0**  
US-CA-7491

NOTE:  
 (E) VERIZON WIRELESS RADIOS, (3) PER SECTOR,  
 (6) TOTAL AND (E) VERIZON WIRELESS SURGE  
 PROTECTORS, (2) TOTAL NOT SHOWN FOR CLARITY.



EXISTING SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"  
 0 1' 2' 4' 8'

**verticalbridge**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

PROJECT INFORMATION:  
**US-CA-7491**  
**SUMMIT RANCH**  
 100 SUMMIT RANCH ROAD  
 ALAMO, CA 94507  
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:  
**05/13/26**

ISSUED FOR:  
**ZONING**

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/26	100% ZD	IHB

PLANS PREPARED BY:  
**NETWORK CONNEX**  
 16029 ARROW HIGHWAY SUITE A  
 IRVINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:  
**NETWORK CONNEX**  
 16029 ARROW HIGHWAY SUITE A  
 IRVINDALE, CA 91706  
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
GHB	AB	AB

LICENSURE:

SHEET TITLE:  
**EXISTING ELEVATION**

SHEET NUMBER: **A-3** REVISION: **0**  
 US-CA-7491



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2294

**Agenda Date:** 6/2/2026

**Agenda #:** 6.

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Advisory Board: Alamo Municipal Advisory Council

Subject: CDVR25-01033 - 0 Camille Avenue, Alamo

Contact: Everett Louie, Department of Conservation and Development

### Information:

**COUNTY FILE NUMBER:** CDVR25-01033

### I. GENERAL INFORMATION

- **Applicant / Property Owner:** DWB PROPERTY LLC
- **Project Location:** 0 Camille Ave, Alamo, CA 94507
- **Assessor's Parcel Numbers (APN):** 198-330-001 through 198-330-014
- **Zoning District:** R-20 (Single-Family Residential, 20,000 sq. ft. minimum lot size)
- **General Plan Designation:** RL (Residential Low Density, 1-3 units per net acre)
- **Project Planner:** Everett Louie, Community Development Division (925-655-2873)

### Project Description

The proposed development involves expanding infrastructure and access components to support the Ball Estates residential development (Subdivision 9338).

The scope of work includes:

- Installation of a Emergency Vehicle Access Gate.

The proposal requires a variance for an 8-foot-tall wall section situated across portions of Lots 5 and 6.

These requests are necessitated by the lot's narrow width, which is substandard for the current zoning district. Research into the subdivision's history confirms that similar side-yard setback variances have been granted for additions on neighboring properties with comparable site constraints.

### Variance Requests

The subject parcel is an existing 14 lot configuration within the R-20 district because the property bounds are restricted by immediate historical residential alignments. The project requires an emergency vehicle access gate per the approval of subdivision 9338.

Specifically, the installation of the emergency transit link directly interfaces with Ironwood Place to the west. The 8-foot-tall wall section provides housing for a specialized 7-foot-8-inch-high redwood emergency vehicle access (EVA) slatted gate. To ensure local life-safety compliance, this gate will feature a specialized commercial lock plate and a Knox Box system furnished, keyed, and maintained directly by the San Ramon Valley Fire Protection District (SRVFPD). Long-term operational upkeep and structural liability for the gateway footprint will be managed explicitly under a permanent Homeowners Association (HOA) covenant for Subdivision 9338. Furthermore, the property is a designated regional Housing Inventory Site, validating the necessity of these access provisions.

**Public Notification**

As part of the review process, notification regarding this meeting and the project application has been shared with all neighbors located within 300 feet of the property line.



## AGENCY COMMENT REQUEST

Date 5/5/26

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection      Grading Inspection      Advance Planning      Housing Programs      Trans. Planning      Telecom Planner      ALUC Staff      HCP/NCCP Staff      County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u>      Environmental Health      Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u>      Engineering Services      Special Districts      Traffic      Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____          <input checked="" type="checkbox"/> San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a>          Consolidated – (email) <a href="mailto:fire@cccfdpd.org">fire@cccfdpd.org</a></p> <p>Sanitary District _____      Water District _____      City of _____      School District(s) _____      LAFCO      Reclamation District # _____      East Bay Regional Park District      Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Alamo</u> _____      Improvement/Community Association      CC Mosquito &amp; Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u>      CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)      CA Fish and Wildlife, Region 3 – Bay Delta      Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u>      _____      _____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Everett Louie</u>      Phone # <u>925-655-2873</u>      E-mail <u>everett.louie@dcd.cccounty.us</u>      County File # <u>CDVR25-01033</u></p> <p>Prior to <u>June 2, 2026</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;">Landslide      Active Fault Zone (A-P)      Liquefaction      Flood Hazard Area      60-dBA Noise Control      CA EPA Hazardous Waste Site      High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p><b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments:      None      Below      Attached</p>          <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Project Summary

**County File Number: CDVR25-01033**

**Submitted Date: 5/1/2026**

**Applicant:** DWB PROPERTY LLC

**Property Owner:** DWB PROPERTY LLC

**Project Description:**

The applicant requests approval of variance to allow an 8-foot wall for a portion of Lot 5 and 6 to connect an Emergency Vehicle Access (EVA) gate to Ironwood Place to the west for Subdivision 9338.

**Project Location: (Address: 0 CAMILLE AVE, ALAMO, CA 94507), (APN: 198170006)**

**Additional APNs:** 198170009

**General Plan Designation(s):** RL

**Flood Hazard Areas:** X

**60-dBA Noise Control:**

**Sphere of Influence:**

**Sanitary District:** CENTRAL SANITARY

**Specific Plan:**

**Zoning District(s):** R-20

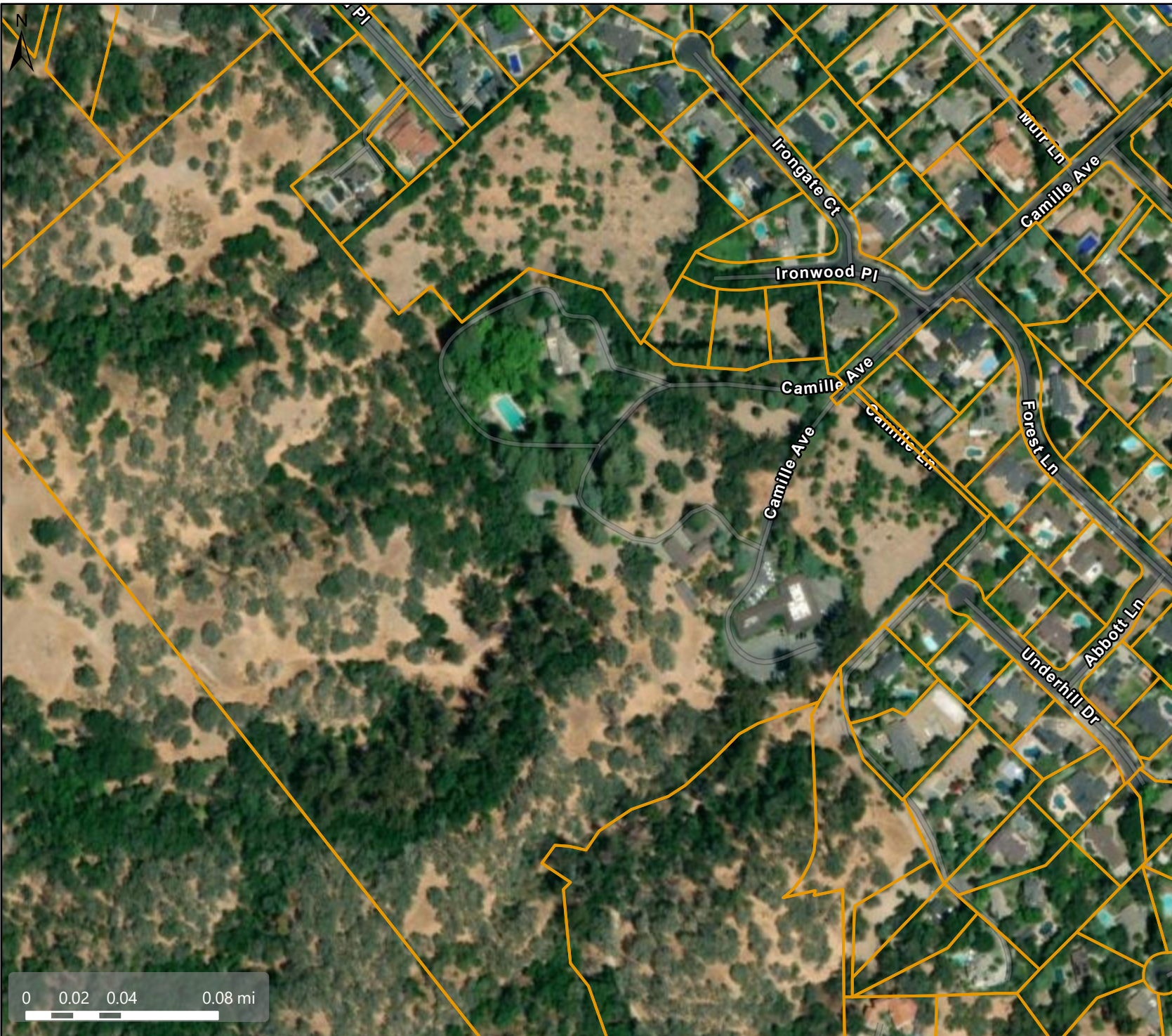
**AP Fault Zone:**

**MAC/TAC:**

**Fire District:** SAN RAMON VLY FIRE

**Housing Inventory Site:** YES

# Aerial



### Map Legend

- Assessment
- Parcels

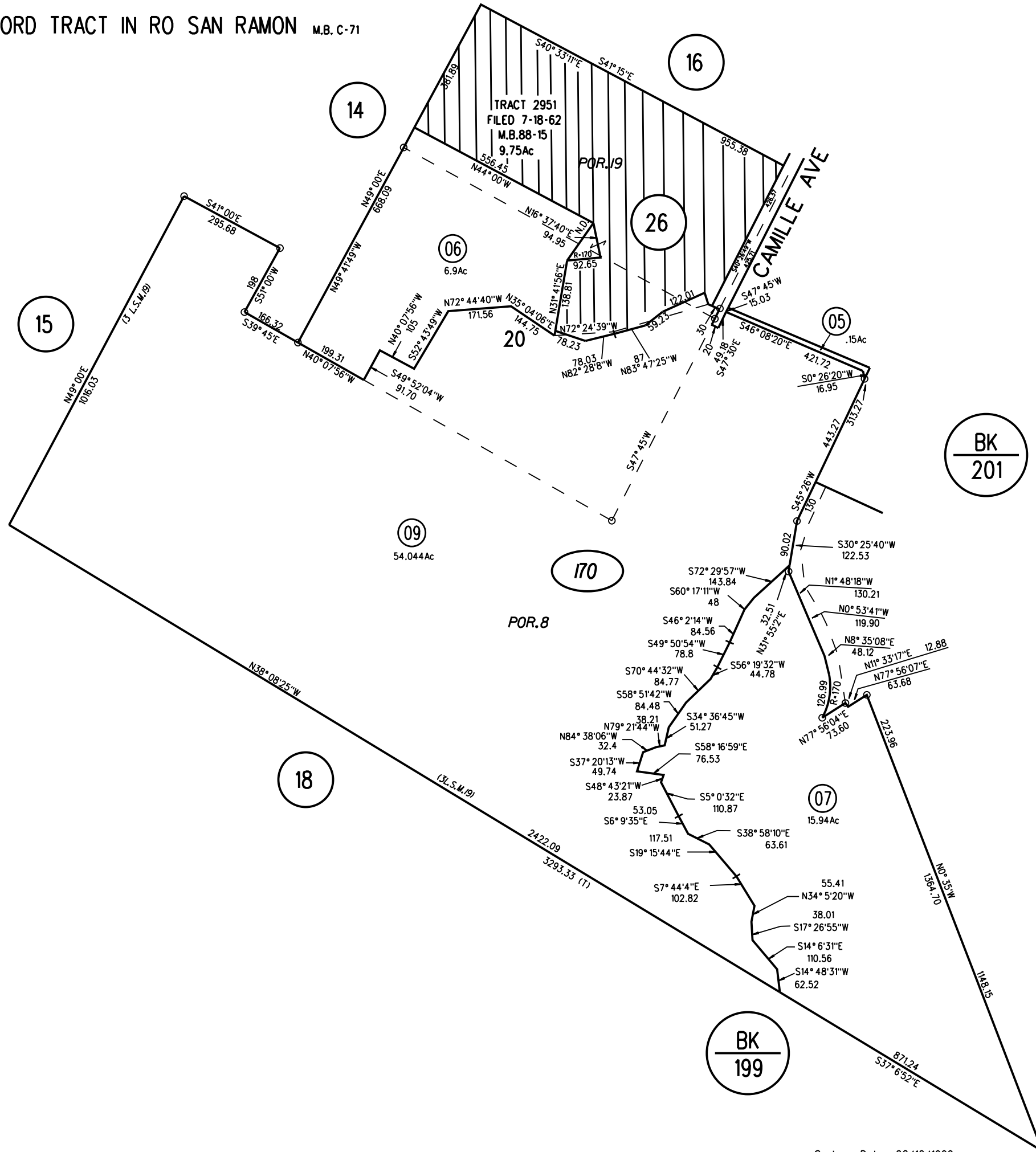
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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984

POR. HEMME SUB.-FORD TRACT IN RO SAN RAMON M.B. C-71



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# General Plan



## Map Legend

Assessment  
Parcels

### Planning Layers (DCD)

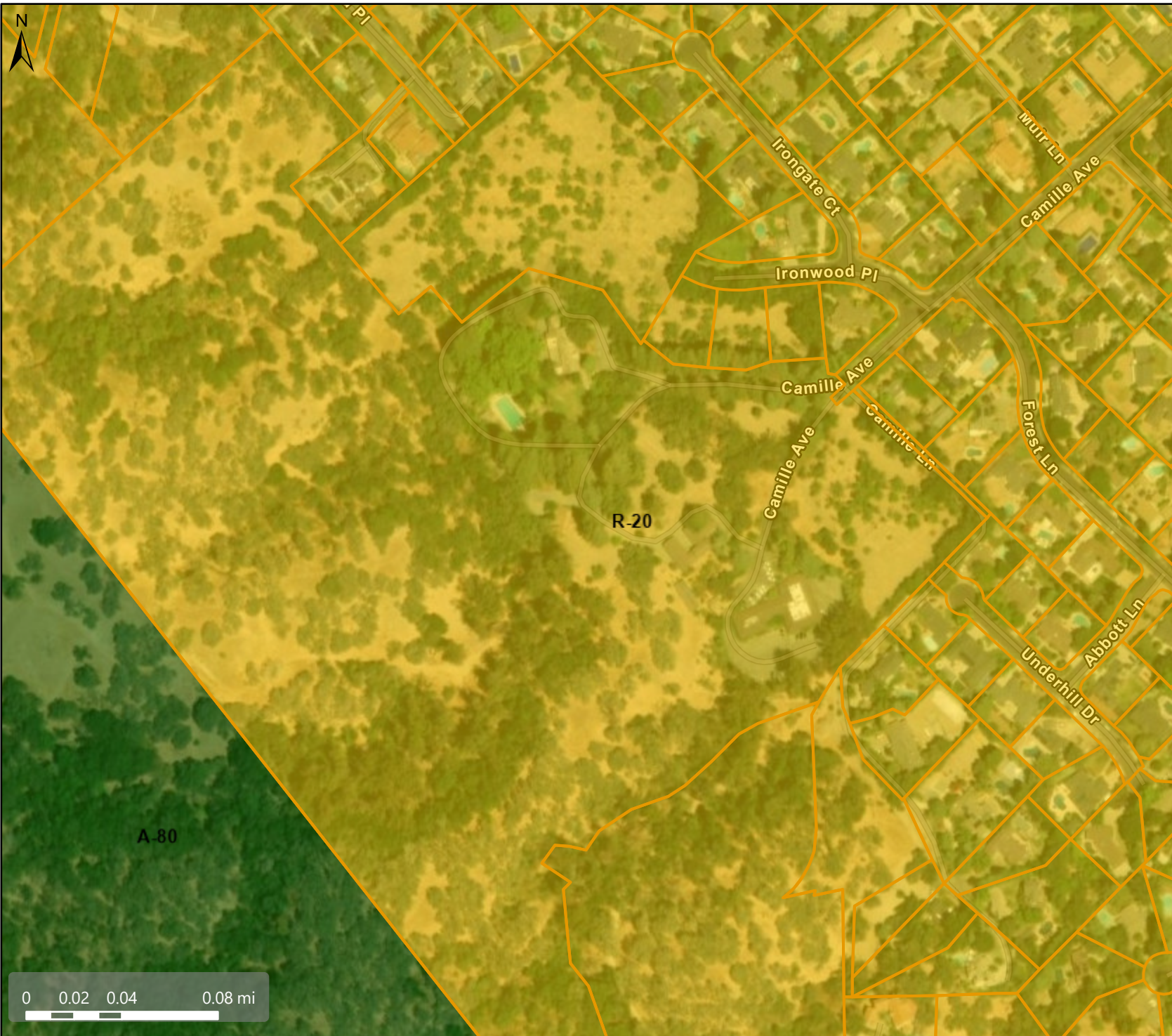
#### General Plan

- RVL (Residential Very-Low Density) ( $\leq 1$  du/na)
- RL (Residential Low Density) (1-3 du/na)
- PR (Park and Recreation)
- RC (Resource Conservation)


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Spatial Reference  
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Datum: WGS 1984

# Zoning District





## Map Legend

 Assessment  
Parcels

Planning Layers  
(DCD)

Zoning  
ZONE\_OVER

 R-20 (Single  
Family  
Residential)

 A-80 (Exclusive  
Agriculture)

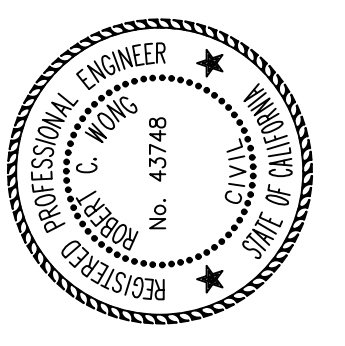
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PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984

**RECEIVED** on 5/1/2026 CDV25-01033  
By Contra Costa County  
Department of Conservation and Development

**ALIQOT**  
Aliquot Associates, Inc.  
1390 S. Main St. - Ste. 310  
Walnut Creek, CA 94596  
Telephone: (925) 476-2300  
Fax: (925) 476-2350  
Civil Engineers  
Traffic Engineers  
Surveyors

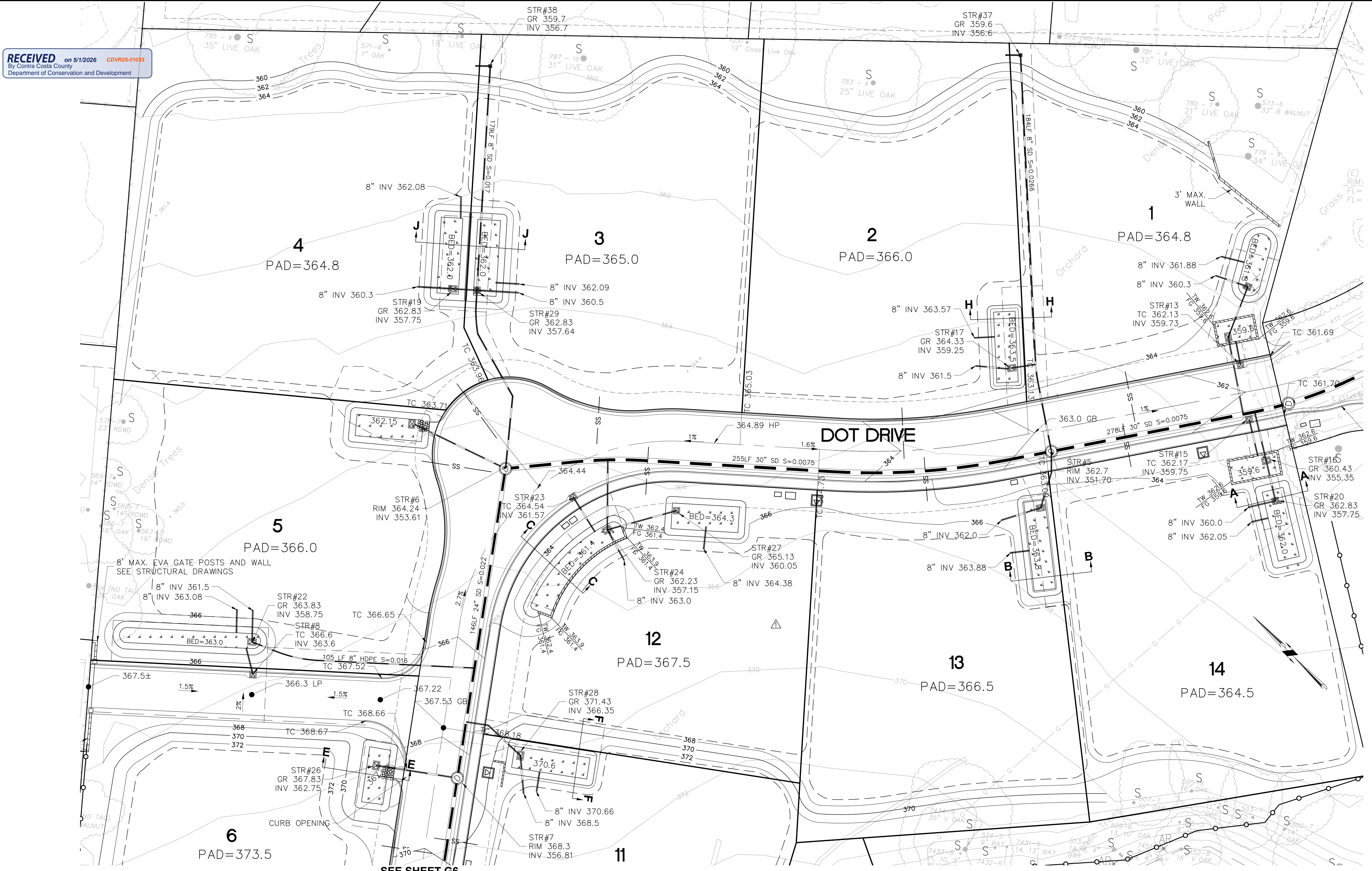
No.	BY	DATE	REVISIONS
1	MC	5/23/25	REMOVE BURET. FACIL. REVISE PAD GRADING



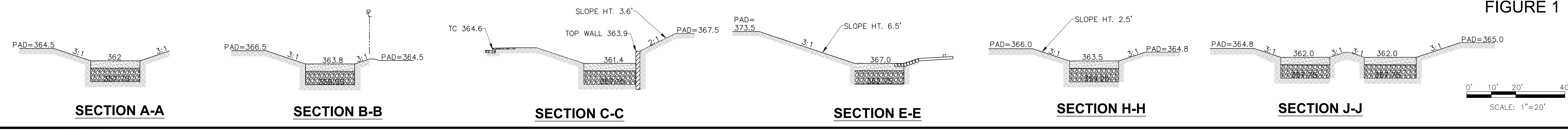
**LOT 1 - LOT 5, LOT 12 - LOT 14  
GRADING PLAN - PHASE 1  
BALL ESTATES - SUBDIVISION 9338**

CONTRA COSTA COUNTY  
ALAMO  
CALIFORNIA

JOB NO: 201032	SCALE: 1"=20'
DATE: 3/13/2026	DESIGN: MC
DRAWN: MC	APPROVED: VJD
<b>DRAWING NUMBER</b>	
<b>G5</b>	
5 OF 12	



**FIGURE 1**

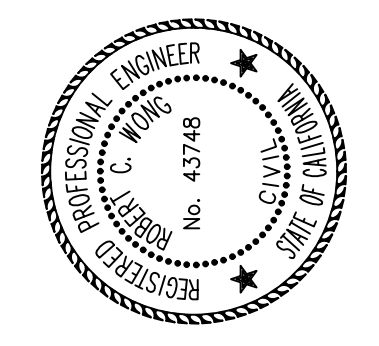


FILE: P:\201\201032\Engineering\Drawings\Grading Plan\Phase 1.dwg PLOT DATE: 3/30/2026 2:30 PM BY: Mason Chin

**ALIQOT**  
 Aliquot Associates, Inc.  
 1390 S. Main St. - Ste. 310  
 Walnut Creek, CA 94596  
 Telephone: (925) 476-2300  
 Fax: (925) 476-2350

Civil Engineers  
 Traffic Engineers  
 Surveyors

No.	BY	DATE	REVISIONS
1	MC	3/17/25	LOWER LOT 9 PAD 1 FT



**LOT 6 - LOT 11**  
**GRADING PLAN - PHASE 1**  
**BALL ESTATES - SUBDIVISION 9338**

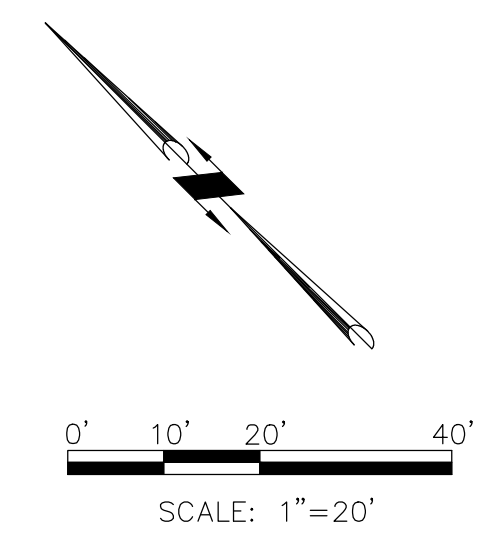
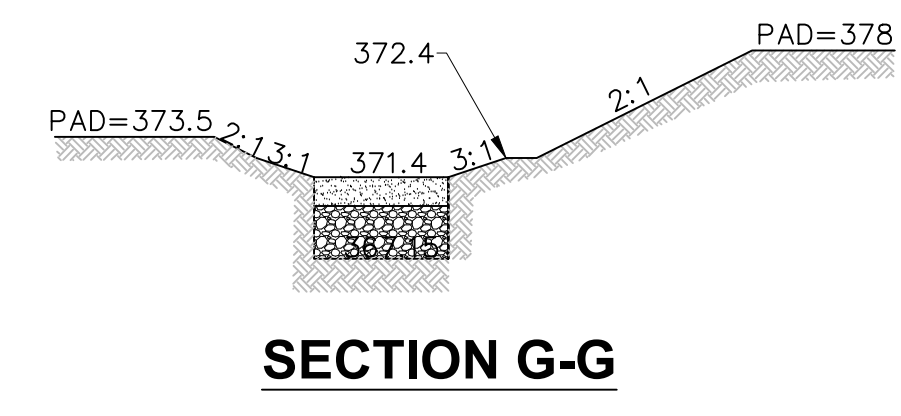
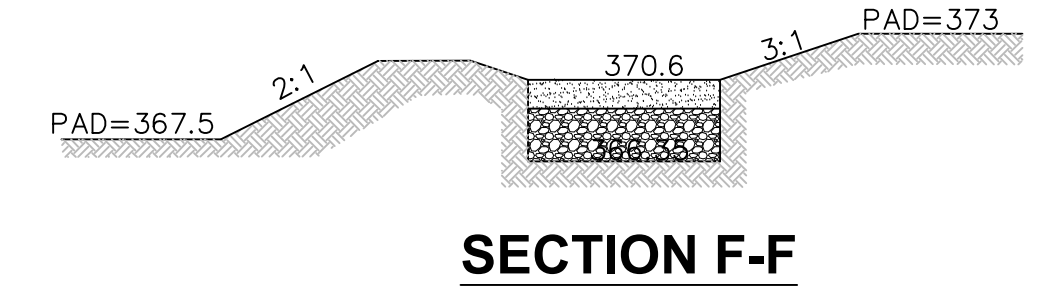
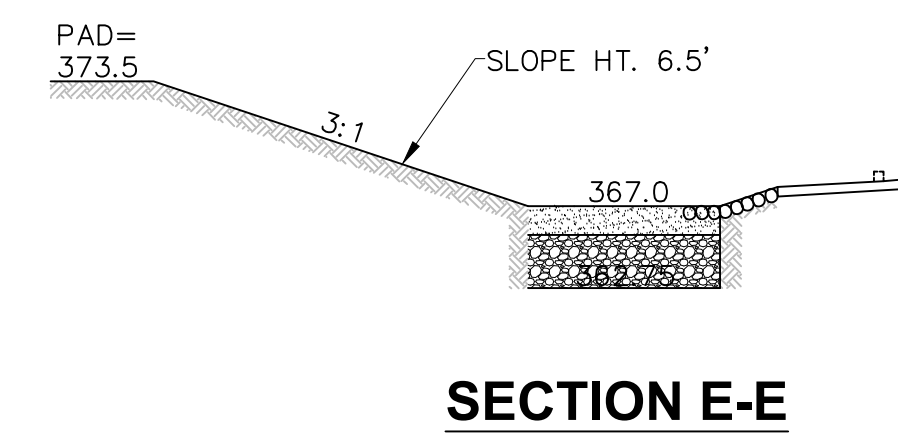
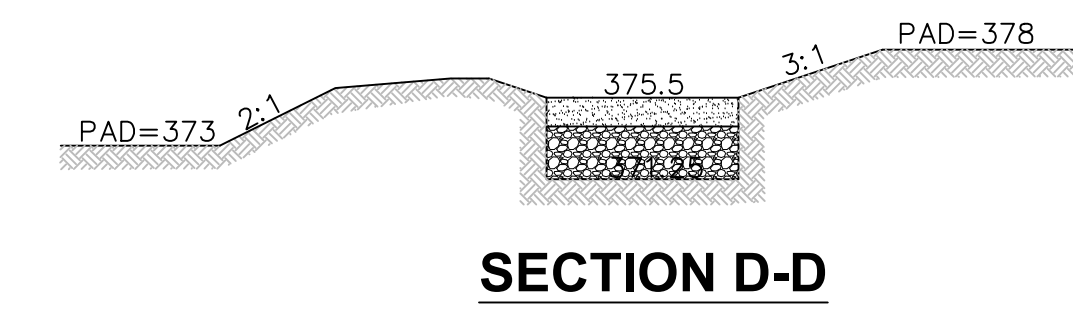
CONTRA COSTA COUNTY  
 CALIFORNIA

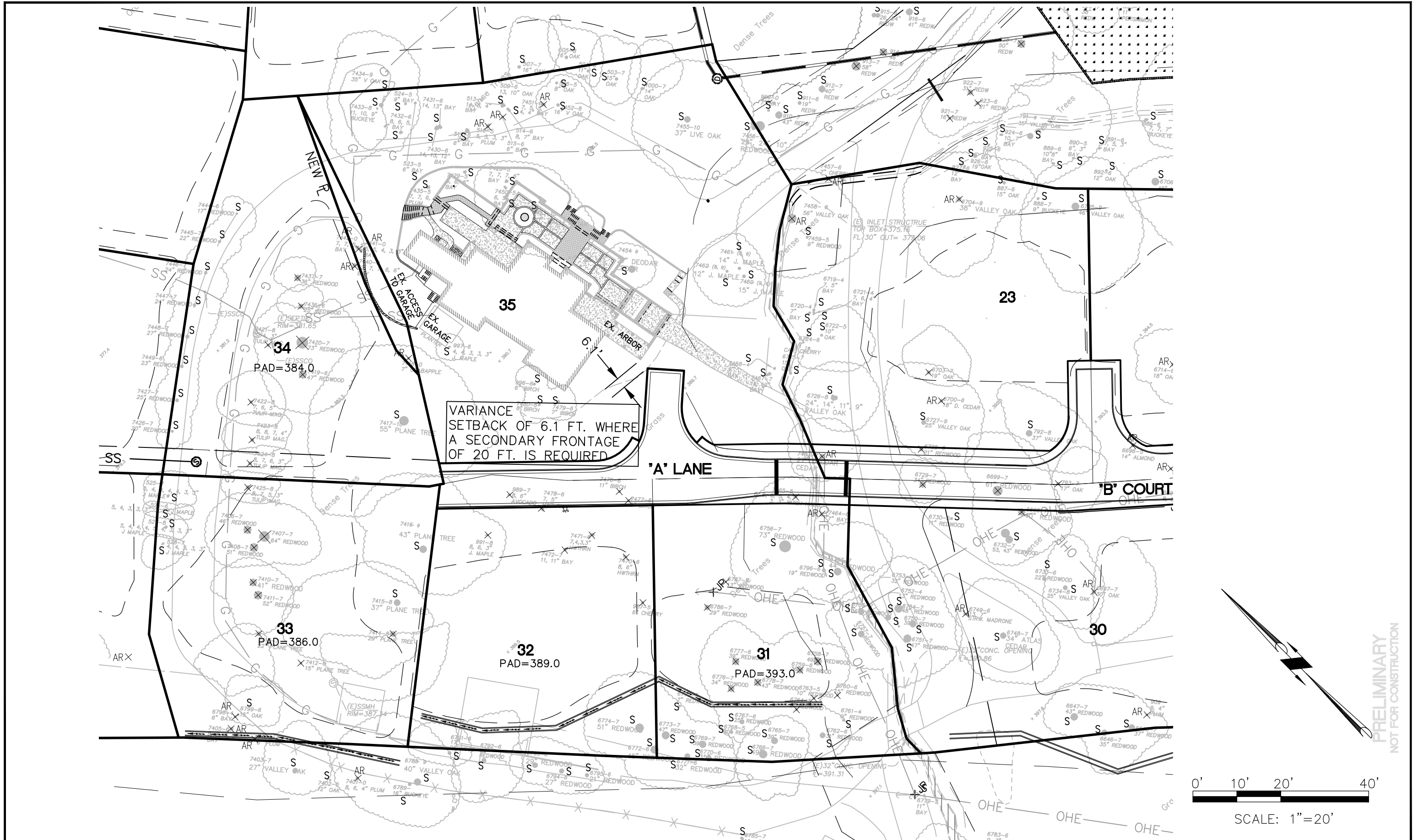
ALAMO

JOB NO: 201032  
 SCALE: 1"=20'  
 DATE: 3/13/2026  
 DESIGN: MC  
 DRAWN: MC  
 APPROVED: VJD

DRAWING NUMBER  
**G6**  
 6 OF 12

FILE: P:\201\201032\Engineering\Drawings\Grading Plan\Phase 1.dwg PLOT DATE: 3/30/2026 2:34 PM BY: Mason, Chin





PRELIMINARY  
NOT FOR CONSTRUCTION

### SECONDARY FRONTAGE VARIANCE BALL ESTATES - SUBDIVISION 9338



Civil Engineers  
Traffic Engineers  
Surveyors

Aliquot Associates, Inc.  
1390 S. Main St. - Ste. 310  
Walnut Creek, CA 94596  
Telephone: (925) 476-2300  
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ALAMO

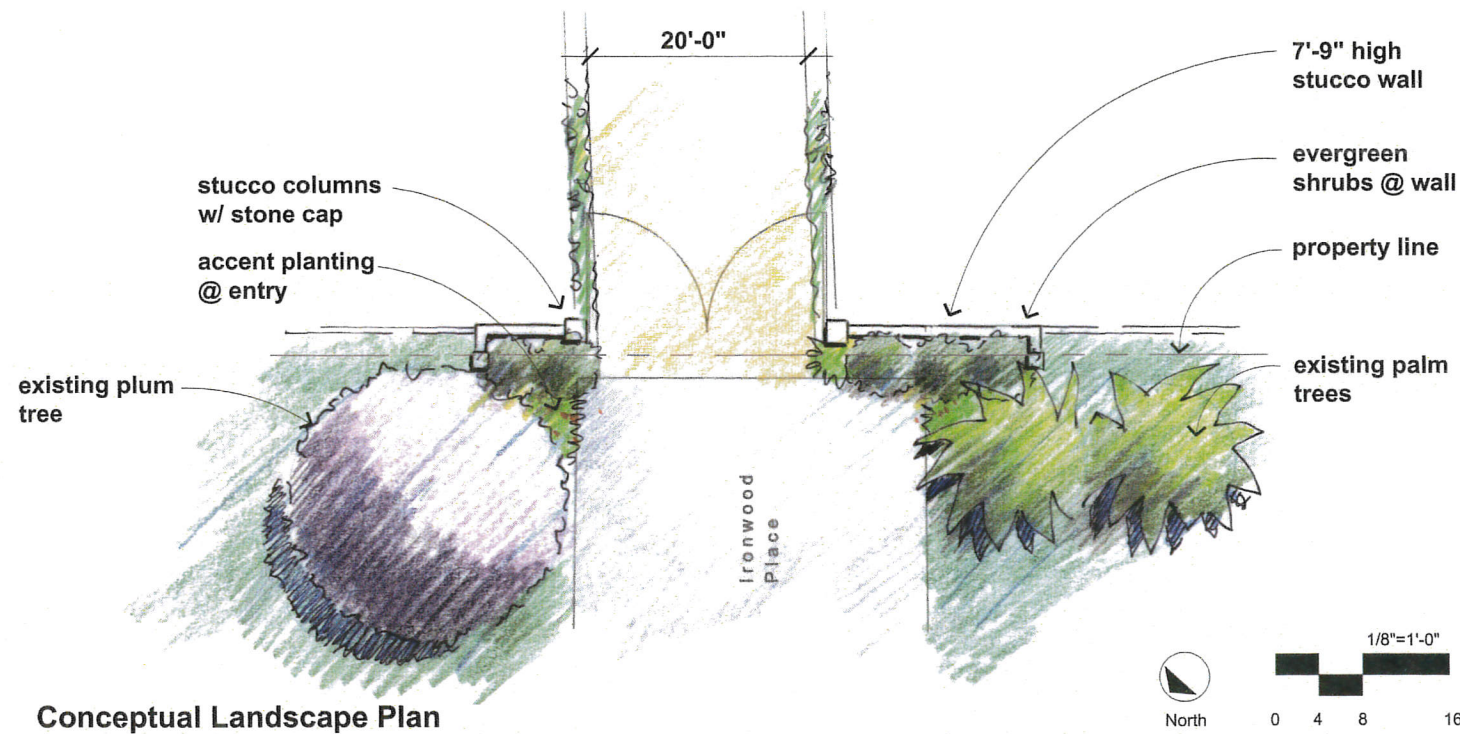
CONTRA COSTA COUNTY

CALIFORNIA

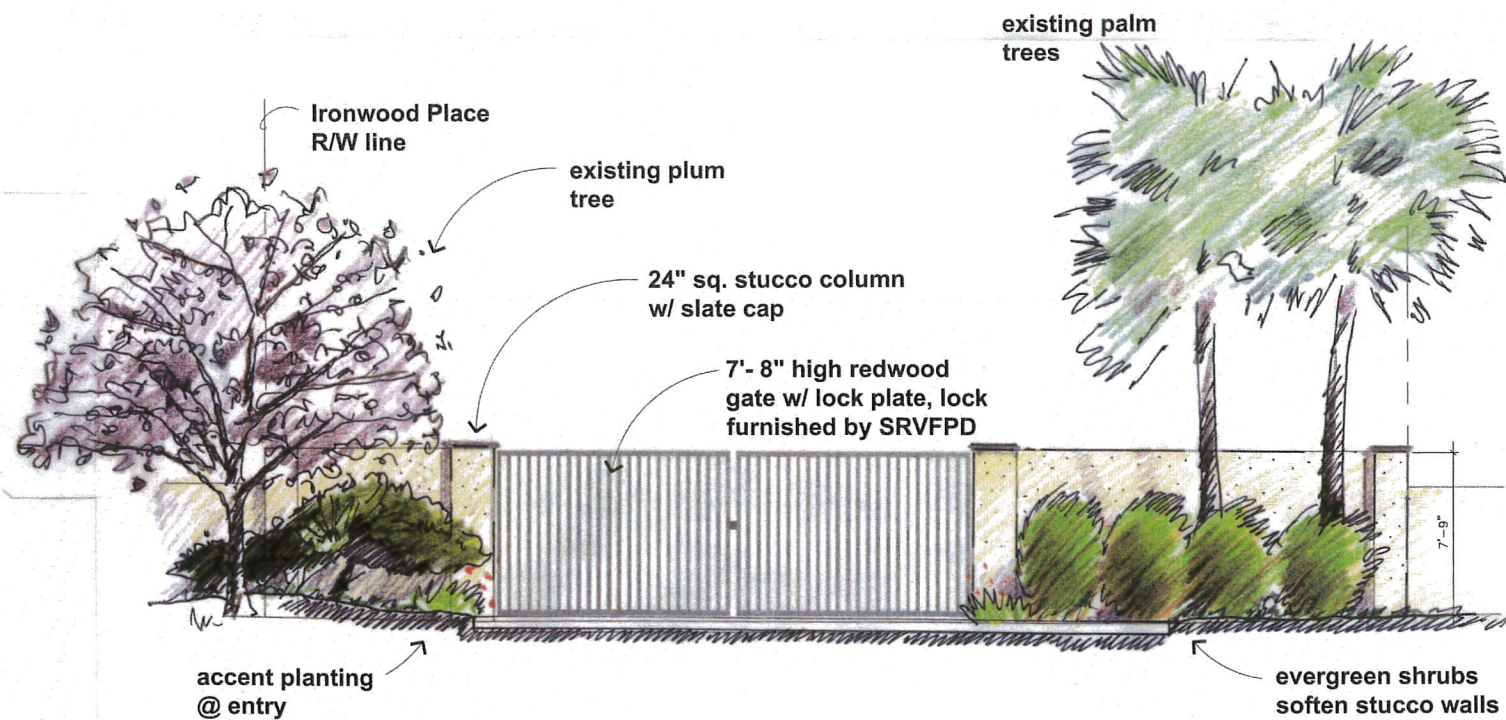
Date	6/2/2025	No.		Revisions	
Scale	1"=50'				
Design					
Drawn	MC				
Approved					
Job No	201032				

Drawing Number:  
**FIG2**

1 of 1



Conceptual Landscape Plan



Illustrative Elevation 1/4"=1'-0"

Notes:

1. Wall (fence) heights exceeding 6 feet requires a variance be granted by County.
2. Maintenance of the gate & walls will be the responsibility of the HOA of Subdivision 9338.
3. Gate & wall will be constructed concurrently with the construction of Ironwood Place within Subdivision 9338.
4. The materials and colors for the gate on this plan can be modified by Ironwood Place-Hemme Road Improvement, and Camille Ironwood Properties, LLC.

Approved:

*Robert J. Dominici*  
 Ironwood Place-Hemme Road Improvement Association  
 President: Robert J. Dominici  
 10/16/13  
 Date

*John D. Whetten*  
 Ironwood Place-Hemme Road Improvement Association  
 John D. Whetten  
 10-16-13  
 Date

*Gordon Ball*  
 Camille Ironwood Properties, LLC  
 Trustee: Gordon Ball  
 10 16 13  
 Date

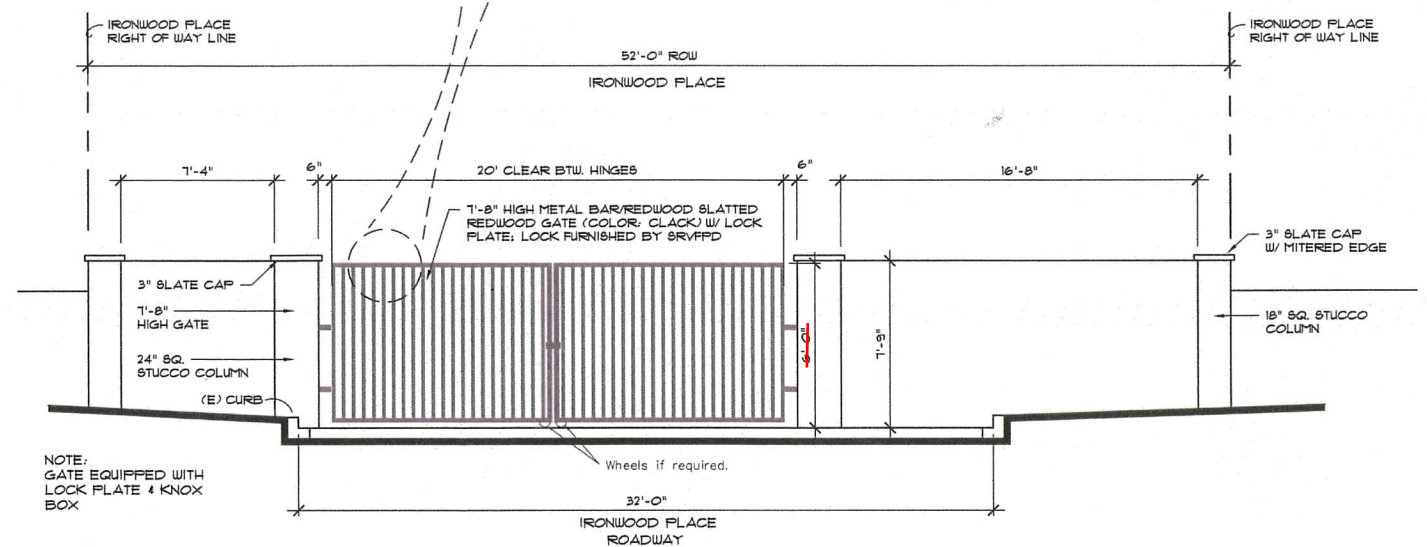
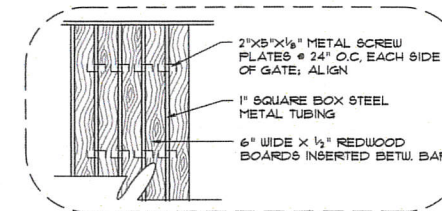
Contra Costa Fire Protection District  
 San Ramon Valley  
 Date

Gate design only *cf*

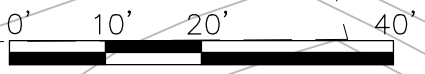
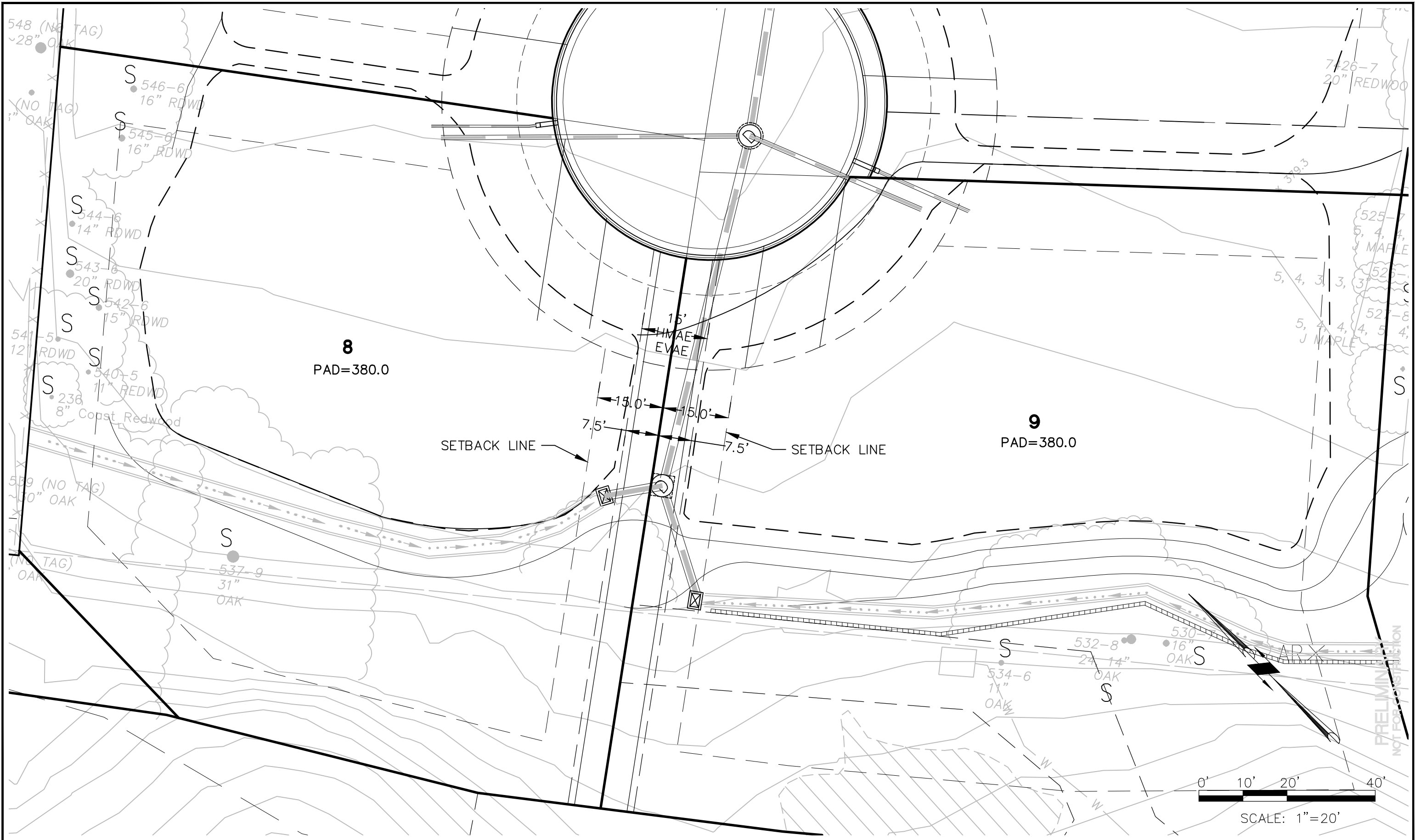
Reviewed by:  
 San Ramon Valley Fire Protection District

All improvements or modifications SHALL comply with current adopted codes and Fire District ordinances. This set of plans and specifications have been reviewed for conformance with applicable codes, standards and ordinances. This set of plans and specifications SHALL be kept on the job site at all times and it is unlawful to make changes or alterations on same without written permission from the Fire District.  
 Sign: *[Signature]* Date: 10/22/13  
 The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of the San Ramon Valley Fire Protection District and/or State Law.

See attached comment letter dated: / /



Line Elevation w/ dimensions 1/4"=1'-0"



SCALE: 1"=20'

PRELIMINARY NOT FOR CONSTRUCTION



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Surveyors

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ALAMO

**LOTS 8 AND 9**  
**HOA AND EVA EASEMENT SIDE YARD SETBACK**  
**BALL ESTATES - SUBDIVISION 9338**  
CONTRA COSTA COUNTY

CALIFORNIA

Date	6/2/2025	No.	Revisions
Scale	1"=20'		
Design			
Drawn	MC		
Approved			
Job No	201032		

Drawing Number:  
**FIG4**  
1 of 1



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2295

**Agenda Date:** 6/2/2026

**Agenda #:** 7.

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Advisory Board: Alamo Municipal Advisory Council  
Subject: Subcommittee Report

**Information:**

Parks and Recreation: Sene, Mesic, Parkinson

Public Safety (Police P-2, Fire, Emergency): Brannan

Iron Horse Corridor: Struthers, Straznicka

Schools: Parkinson, Waldron

Alamo AOB/Roundabout: Struthers, Sene

Land Use Planning: Brannan, Burke, Waldron

Trees and Landscape: Burke, Mesic